

Boulder Creek Commons Annexation Map
located within the Southeast Quarter of Section 4 and the Southwest Quarter of Section 3,
Township 1 South, Range 70 West of the 6th P.M.,
County of Boulder, State of Colorado

Line Table					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°29' E	71.48'(R)	L8	N 89°07'19" W	81.06'(R)
	N 00°27'20" E	71.65'(M)		S 88°22'54" W	81.06'(M)
L2	N 60°10'28" W	128.62'(M)	L9	N 01°08'11" W	83.09'(M)
L3	S 59°25'41" E	372.32'(R)	L10	N 01°08'11" W	196.72'(M)
	S 60°10'28" E	372.02'(M)	L11	S 88°51'49" W	15.00'(M)
L4	N 60°10'28" W	1504.11'(M)	L12	N 01°08'11" W	80.00'(M)
L5	S 80°24'50" E	14.10'(R)	L13	N 88°51'49" E	90.00'(M)
	S 81°09'15" E	14.10'(M)	L14	S 01°08'11" E	80.00'(M)
L6	N 09°35'10" E	39.83'(R)	L15	S 88°51'49" W	15.00'(M)
	N 08°50'45" E	38.66'(M)	L16	S 01°08'11" E	90.05'(M)
L7	N 80°24'50" W	344.90'(R)	L17	S 01°08'11" E	189.26'(M)
	N 81°09'15" W	344.90'(M)			

Property Description

PARCEL I:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.;
THENCE NORTH 0°35' WEST, 1592.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER NO. 1;
THENCE NORTH 88°22' EAST, 1296.93 FEET TO CORNER NO. 2;
THENCE NORTH 60°11' WEST, 1503.50 FEET TO CORNER NO. 3;
THENCE SOUTH 0°35' EAST, 784.80 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL II:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE NORTH 0°35' WEST 1259.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER NO. 1; THENCE NORTH 88°22' EAST 1728.15 FEET TO CORNER NO. 2; THENCE NORTH 02°29' EAST 71.48 FEET TO CORNER NO. 3; THENCE NORTH 60°11' WEST 501.20 FEET TO CORNER NO. 4; THENCE SOUTH 88°22' WEST 1296.93 FEET TO CORNER NO. 5; THENCE SOUTH 0°35' EAST 333.00 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION REFERENCED IN RULE AND ORDER RECORDED NOVEMBER 10, 1993 AT RECEPTION NO. 1360066, AND DESCRIBED IN AGREEMENT RECORDED NOVEMBER 15, 1993 AT RECEPTION NO. 1361390, COUNTY OF BOULDER, STATE OF COLORADO.

AND EXCEPTING FROM PARCELS I AND II PART OF A RIGHT-OF-WAY CONVEYED TO THE CITY OF BOULDER PER QUIT CLAIM DEED RECORDED ON FILM 1580 AS RECEPTION NUMBER 00983929.

Surveyor's Statement

I, STEVEN J. SELLARS, DO HEREBY STATE THAT THE PROPERTY DESCRIPTION SHOWN HEREON ACCURATELY DESCRIBES THE AREA PROPOSED FOR ANNEXATION AS GRAPHICALLY DEPICTED ON THIS ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STEVEN J. SELLARS
COLORADO P.L.S. #27615

DATE
JOB NO. 12-16500

Notes:

- FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NUMBER 254-H0172321-043-ADL, DATED JUNE 6, 2007 AT 8:00 A.M. AND COMMITMENT NUMBER 254-H0173096-043-ADL, DATED JUNE 14, 2007 AT 8:00 A.M., WERE RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

PER RECEPTION NUMBER 1361390 THERE IS A RESERVED CONSERVATION EASEMENT ACROSS THE SUBJECT PROPERTY, THE CONSERVATION EASEMENT IS IN PART LOCATED AS SHOWN HEREON AND FURTHER SUBJECT TO FINAL AGREEMENTS AT THE TIME OF ANNEXATION.

THERE IS A BLANKET UTILITY EASEMENT FOR UNION RURAL ELECTRIC ASSOCIATION, INC. FACILITIES PER FILM 1184 REC. NO. 468375 ACROSS PARCEL I.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE SUBJECT PROPERTY CONTAINS 965,880 SQUARE FEET (22.17 ACRES). THE AREA WEST OF 55TH STREET IS 847,017 SQUARE FEET (19.44 ACRES). THE AREA EAST OF 55TH STREET IS 118,863 SQUARE FEET (2.73 ACRES).
- THE MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE PER AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY ME DURING APRIL AND MAY, 2011. THE SURVEY IS FILED WITH THE BOULDER COUNTY LAND USE DEPARTMENT AS LS-11-0103.

Perimeter Summary:

TOTAL PERIMETER: 5813.03 LINEAR FEET

REQUIRED CONTIGUITY (1/6 TOTAL PERIMETER): 968.84 LINEAR FEET

PERIMETER CONTIGUOUS TO EXISTING CITY LIMITS: 2750.32 LINEAR FEET

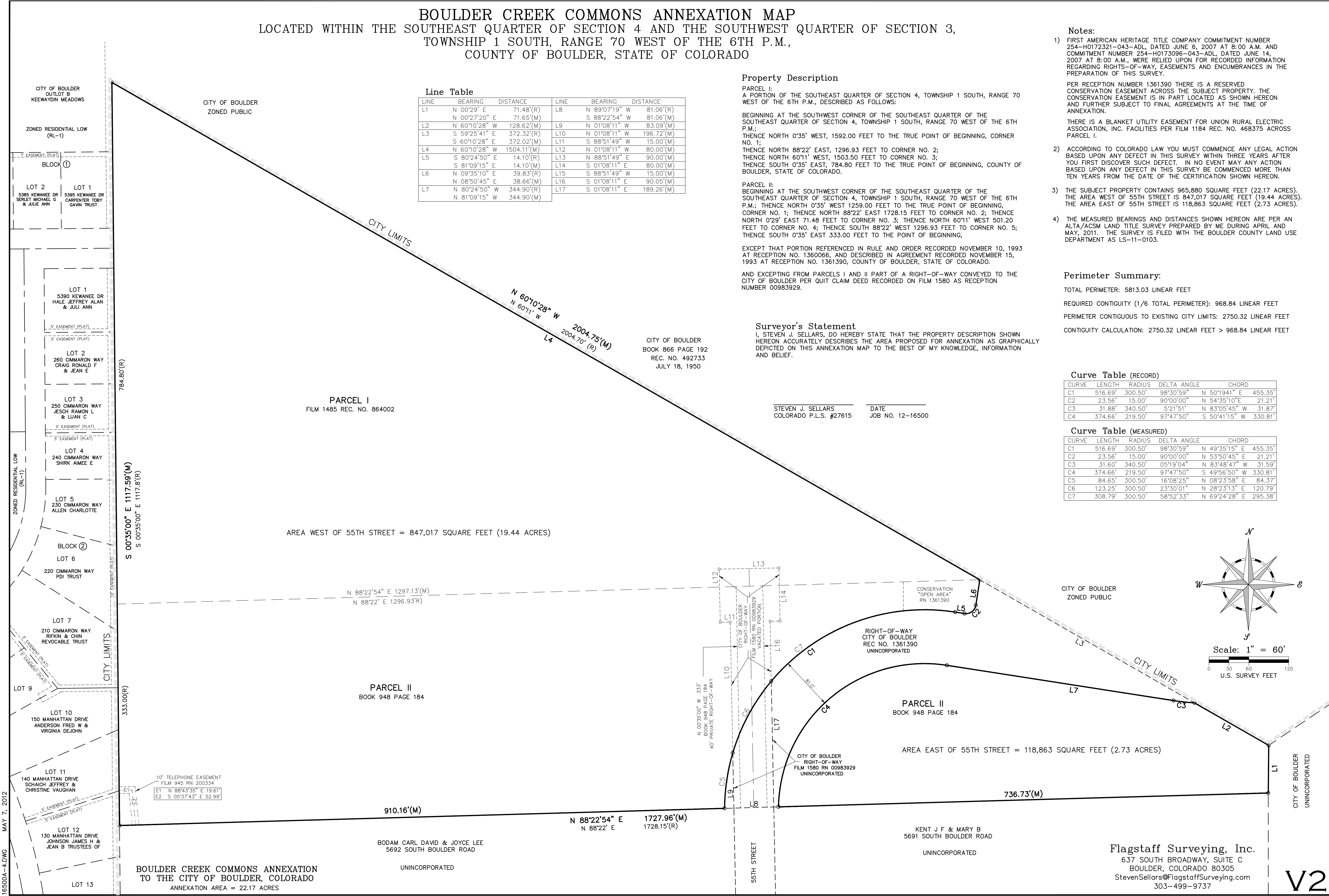
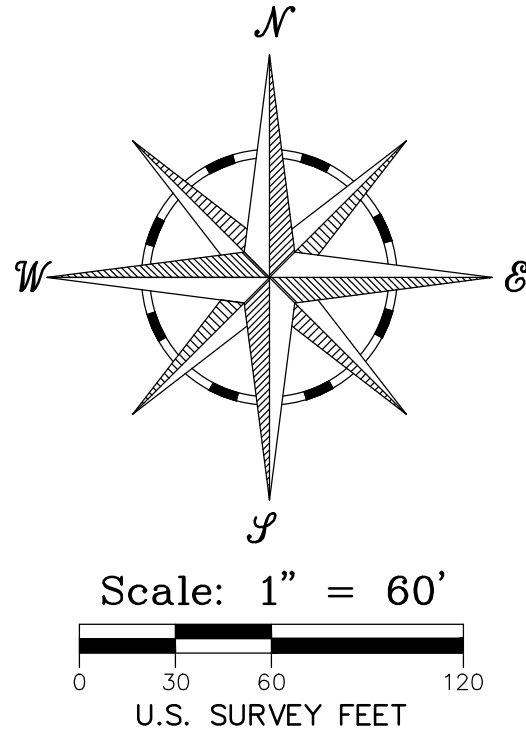
CONTIGUITY CALCULATION: 2750.32 LINEAR FEET > 968.84 LINEAR FEET

Curve Table (RECORD)

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	516.69'	300.50'	98°30'59"	N 50°19'41" E 455.35'
C2	23.56'	15.00'	90°00'00"	N 54°35'10"E 21.21'
C3	31.88'	340.50'	5°21'51"	N 83°05'45" W 31.87'
C4	374.66'	219.50'	97°47'50"	S 50°41'15" W 330.81'

Curve Table (MEASURED)

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	516.69'	300.50'	98°30'59"	N 49°35'15" E 455.35'
C2	23.56'	15.00'	90°00'00"	N 53°50'45" E 21.21'
C3	31.60'	340.50'	05°19'04"	N 83°48'47" W 31.59'
C4	374.66'	219.50'	97°47'50"	S 49°56'50" W 330.81'
C5	84.65'	300.50'	16°08'25"	N 08°23'58" E 84.37'
C6	123.25'	300.50'	23°30'01"	N 28°23'13" E 120.79'
C7	308.79'	300.50'	58°52'33"	N 69°24'28" E 295.38'



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